



4 Manhattan Way

4 MANHATTAN WAY

It was apparent thirty seconds after walking through the front door this would be our next home. The large open floor plan, the windows connecting us to the land outside, and the clean earthy-modern design spoke to us immediately. What was even more exciting, however, was the process of discovering the more subtle things that we would eventually come to love about the home.

Layout: Before having children, we found the layout wonderful for entertaining. The bar area is a hub between the kitchen and living room. The layout creates several distinct spaces that easily flow from one to the next. The screened in porch is our de facto dining room from May until October. Rain or shine, it's a beautiful, relaxing place to enjoy a meal.

We look at the space through a slightly different lens now that we have kids, and appreciate how the layout ensures that wandering toddlers are always within earshot. The large circular driveway hosts frequent bike races, and the private, quiet street makes for a nice walk and a safe place for the kids to play.

Property: We never would have guessed that we would become avid birdwatchers! We have nicknames for the cardinal pairs, feed the black cap chickadees by hand, enjoy our seasonal visitors (orioles, rose breasted grosbeaks, hummingbirds), laugh at the turkeys, differentiate between four types of woodpeckers, and still feel awed by the swooping hawks and occasional owl.

The undeveloped land behind to the property is wonderful for hiking, cross country skiing, and snowshoeing. There is a pond above the property that is maintained by neighbors up the street, with flood lights for night skating and a large fire pit. In years past, there have been neighborhood parties every Saturday night with skating for the kids, and a fire for s'mores, hotdogs, and rewarming cold fingers. Just beyond our property (1/2 mile down the road), there is an entry point for the Presumpscot River trails, which feature some of the finest mountain biking trails in the greater Portland area.

Location: This location in West Falmouth feels as if it is at a crossroads. The Old Port is seven miles and fifteen minutes away. The proximity to I-95 means it's a straight shot to Sunday River (90 minutes north) and less than 30 minutes to the beaches in South Portland, Scarborough, Saco, and Old Orchard. And, our proximity to 302 puts Sebago Lake at less than a half hour away, and Shawnee Peak is just under an hour.

We are terribly sad to be leaving. This house represents a wonderful chapter in our life, and we can only hope the new owners may come to love this home in the same way.

Our very best,
Kim and Jason

FALMOUTH

Falmouth, located immediately north of Portland, is prized as both a quiet, peaceful place to live and for its accessibility and convenience to Portland. Falmouth is handy to Maine's major transportation hubs including the Portland International Jetport and Amtrak. Manhattan Way also has quick access to both 95 and 295.

Homes in Falmouth typically have large lots and residents also enjoy spending time at outdoor destinations such as the Town Landing beach and moorings, and the spectacular walking trails at Mackworth Island and Maine Audubon's Gilsland Farm. All levels of Falmouth's schools are among the best in Maine and the town also has an excellent public library. Falmouth also offers of a wide range of local shopping, supermarkets, and restaurant choices.



SITE

4 Manhattan Way sits on a large lot, nearly five acres, that is both very tranquil and secluded yet very handy to major routes. The area around the house has been thoughtfully landscaped with green lawns, ornamental trees, flowering shrubs, perennial beds and a cutting garden. Beyond the lawn, mature trees on every side provide privacy and quiet. In front of the house, natural ledge rock is exposed and incorporated as a landscape feature. Newly paved walks lead to patios behind the house; one of the patios has a built-in fire pit for relaxing evenings. An underground irrigation system helps minimize yard maintenance.

HOUSE

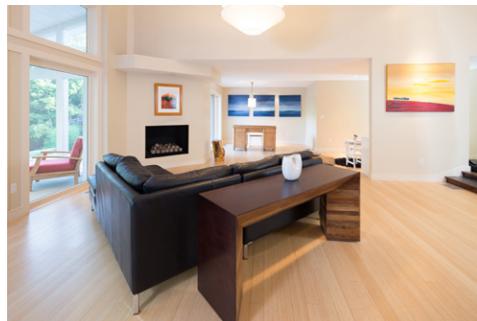
4 Manhattan Way is a ranch house that was constructed to the highest standards and carefully maintained since. The exterior is finished with cast stone and board-and-batten siding. Shallow-pitched roofs and neutrally colored exterior finishes result in a house that blends into its setting.

The interior features an open floor plan with large openings between the Kitchen, Dining and Living Room that allow easy flow between these spaces. Natural color bamboo floors are durable and create a bright interior. The gourmet kitchen has every upgrade a serious home chef could need. A somewhat more private Family/Media Room offers additional space for relaxing or playing with the family. Lighting in nearly every room has been upgraded with distinctive choices.

The bedrooms are arranged along a hall for privacy and quiet. The Master Suite includes a bedroom, oversized walk-in closet with custom storage system, and a spa-quality bathroom. All of the bathrooms have been updated with custom cabinetry and high-end finishes including glass tile and natural stone. Doors throughout have been replaced with new, solid ash rail-and-stile doors.



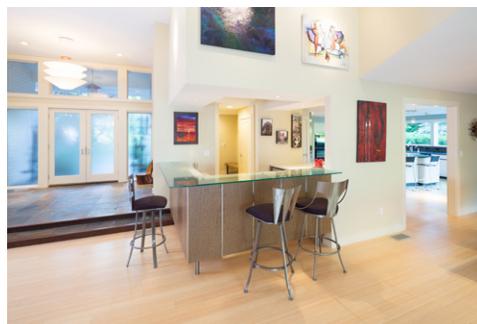
Entrance Foyer (10' - 9" by 12' - 7") Slate floor. Wall fountain. Walk-in closet. High ceilings, floor to ceiling windows provide daylighting. Recessed lighting, large pendant light.



Living Room (24' - 10" by 22' - 3", includes bar footprint) Bamboo floors. Gas fireplace. Pendant lights. Recessed downlighting, and recessed spots that can be angled to highlight walls. High ceiling. Oversized, sliding glass doors lead to screened in porch. Clearstory windows above bring in daylight from skylights in porch roof.

Study Alcove (I-shaped; 11' - 7" by 13' - 7", 5' - 5" by 10' - 1") Bamboo floors. Pendant fixtures, recessed downlights. Large casement windows look over yard, patio.

Bar Area (10' - 9" by 6' - 2") Open to Kitchen, Dining and Living Rooms for optimal entertaining. Custom cabinets, lots of storage. Granite and glass counters. Bar sink. Double wine refrigerators. Recessed lighting.





Dining Room (11' - 8" by 14' - 4") Bamboo floors. Built-in, custom cabinets line one wall. Open, glass shelves w/ downlights above, solid cabinets below. Dramatic, modern pendant light. High, angled ceiling. Clearstory windows borrow natural light from adjacent Family Room.



Screened Porch (15' - 6 by 21' - 7") Downlights, sconces. Skylights.



Family/Media Room (L-shaped; 10' - 5" by 12' - 11" and 24' - 6" by 13' - 9") Carpet. Dramatic, modern pendant light and modern, cable track lighting. Many windows overlook the screened porch and private yard. Glass door to screened porch. Oversized sliding door leads to patio.



Kitchen (24' - 1" by 20' - 9", less pantry) Bamboo floors. Recessed lighting throughout, and modern, monorail track lighting over island. Ribbon windows overlook the yard. Granite counters, tall granite backsplash matches counter. Large center island has Dacor glass cooktop, prep sink w/ disposal, and large, raised area for seating that easily holds four bar stools.



Sub-zero refrigerator w/ bottom drawer freezer, new Dacor double wall ovens, Built-in, stainless steel cooking griddle. Bosch dishwasher. Oversized, deep bowl sink w/ garbage disposal, on-demand hot water dispenser, pullout kitchen faucet. Trash compactor. Dumbwaiter to basement. Broom / mop closet.

Walk-in Pantry (5' - 5" by 8' - 2") Floor to ceiling, adjustable shelves. Fire-proof safe built into wall.



Half bath (6' - 2" by 5' - 9") Recently remodeled. Marble tile floor w/ tile accents. New vanity, sink. New toilet. Polished chrome sconces flank oversized mirror.

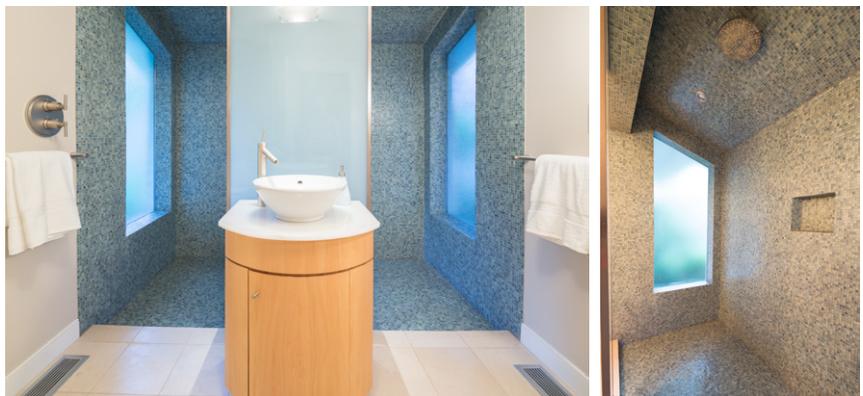
Bedroom One (11' - 9" by 13' - 9") Woven flooring. Recessed lighting. Oversized windows. Walk-in closet.

Side Hall/Mud Room (3' - 2" by 10' - 8") Door to attic, door to garage.

Hall (17' - 10" by 3' - 10") Leads to bedrooms, half bath and bathroom. Bamboo floors. Generously sized linen closet.



Bedroom Two (11' - 9" by 10' - 9") Leather tile floor. Wood veneer sconces. Recessed lighting.



Bathroom (12' - 2" by 8' - 1") Recently remodeled. Ceramic tile floor w/ glass mosaic accents. Oversized shower w/ glass tile walls, floor and rain shower head. Vessel sink on vanity. Brushed chrome towel bars, hardware. Glass screen wall at toilet.



Master Bedroom 18' - 3" by 13' - 4") Sculpted carpet. Recessed lighting.

Walk-in closet (12' - 10" by 6' - 6") Custom storage system.



Master bathroom (12' - 10" by 15' - 3") Recently remodeled with every amenity. Natural stone tile floor, w/ river rock accents at tub and shower. Natural stone tile wainscot. Freestanding soaking tub. Glass-walled shower. Two floating bloodwood vanities w/ custom cabinetry, vessel sinks. Toilet in separate room (3' - 0" by 5' - 7"). Sconces at vanities, dramatic pendant over soaking tub, recessed lighting throughout.

BASEMENT

Rec Room / Play Room (21' - 9" by 36' - 6")
Carpet. Bar. Full-size refrigerator.

Half bath

Wine Cellar

Storage/ Utility Room Washer/dryer.

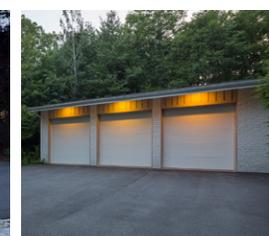


SYSTEMS

- New, wet air central heating system with Carrier heat pump and three zone central AC
- Russound stereo system in nine rooms with wall controls, and the ability to control with phones/ tablets via Sonos
- Central monitoring/alarm system with motion sensors throughout house, low temperature alarm, furnace shutoff alarm, cell phone notification via text message, and battery back up
- New house-wide water filtration system
- New air and water radon mitigation systems
- House is wired for generator hookup to run essentials during power outages
- Underground irrigation system for entire property
- Low voltage landscape lighting throughout
- Invisible fence for pets

Three Bay Garage (32' - 5" by 20' - 9")
Attached to house.

Freestanding Garage Detached, heated three-car w/ tall doors, garage provides additional vehicle, boat storage.





4 Manhattan Way



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